



# Lake Elsinore Housing Element Update 2021 Housing Element Survey Results Summary

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## **Introduction:**

All California cities are required to adopt a General Plan. A General Plan establishes the framework for decision making in the community. As required by State law, the City of Lake Elsinore is updating one of its General Plan's elements – Housing. The Housing Element identifies how Lake Elsinore can meet existing and future housing needs for all income levels of its population. Community input is critical to ensure community needs, values, and preferences are reflected in the Housing Element Update. Part of the Elements' update is a community engagement component that will be used to inform the plan update process. The survey period ran from May 12, 2021 through the end of the day June 20, 2021. In total, 340 participants submitted surveys – 227 responded to all 21 questions, and 113 responded to one or more questions but not all 21.

This Housing Element community survey solicited public input regarding housing issues facing Lake Elsinore and its residents. The survey responses and results are summarized below.

The City's website contains more information about the Housing Element updates and upcoming activities. <https://www.lake-elsinore.org/housing>

## **Key Findings:**

Of those responding, 63.4% are homeowners and 75.3% live in a detached single-family home. 64.3% of respondents say they are satisfied with their current housing situation and 43.2% rated the physical condition of the dwelling they live in as excellent. Respondents say they chose to live in Lake Elsinore because of the cost of housing (63.9%), close distance to family and friends (26.4%), and the quality of housing (22.5%). For those who do not currently own a home the primary issue to finding a home is the ability to find a home in their target price range (33.9%). Over half of respondents noted that focusing new housing near downtown, creating walkable neighborhoods was a very important action for Lake Elsinore.

## Responses:

### Housing:

#### 1. Currently, do you...

- 55.1% Live in Lake Elsinore and work somewhere else
- 26.4% Live and work in Lake Elsinore
- 11.5% Live in Lake Elsinore and do not currently work or are retired
- 2.6% Do not live in Lake Elsinore
- 2.2% Did not answer
- 1.3% Own a business in Lake Elsinore
- 0.9% Work in Lake Elsinore and live somewhere else

#### 2. How long have you lived in Lake Elsinore?

- 32.6% Said 1 to 5 years
- 23.4% Said 11 to 20 years
- 21.2% Said 21 or more years
- 16.3% Said 6 to 10 years
- 1.8% Did not answer
- 4.9% question did not apply

#### 3. Which best describes your current living situation?

- 75.3% Live in a detached single-family home
- 7.5% Live in an apartment
- 4.0% Live in a mobile home
- 3.5% Said other
- 2.6% Live in a condominium/townhome
- 0.9% Live in a duplex/triplex/fourplex
- 0.9% Do not currently have a permanent home
- 0.5% Live in an accessory dwelling unit

#### 4. Which best describes your current housing situation?

- 63.4% Own
- 23.4% Rent
- 5.3% Live with friends/family, do not own or pay rent
- 1.3% Said other
- 0.9% Do not currently have a permanent home

**5. Are you satisfied with your current housing situation?**

- 64.3% Said yes
- 25.1% Said no
- 5.7% Did not answer
- 4.9% N/A

**6. How would you rate the physical condition of the dwelling you live in?**

- 43.2% Said excellent
- 34.8% Said it shows signs of minor deferred maintenance (i.e., peeling paint, chipped stucco, etc.)
- 13.2% Said it needs one or more major upgrades (i.e., new plumbing, new electrical, new foundation, etc.)
- 3.1% Said other
- 0.9% Did not answer
- 4.9% N/A

**7. Which of the following housing upgrades or expansions have you considered making to your home?**

- 14.1% Said other
- 13.2% Said solar
- 11.0% Said HVAC (heating, ventilation, air conditioning)
- 4.9% Said room addition
- 4.0% Said roofing
- 3.1% Said Accessory Dwelling Unit/Granny Flat
- 9.7% Did not answer
- 40.1% Question did not apply

**8. Which best describes your household type?**

- 34.8% Said couple with children (younger than 18 years old)
- 17.6% Said couple
- 13.7% Said multi-generational household
- 10.6% Said single person household
- 5.7% Said single parent with children (younger than 18 years old)
- 5.3% Said young adult living with parents
- 4.0% Said other
- 2.2% Said single with roommates
- 1.3% Did not answer
- 4.9% N/A

**9. What are your reasons for living in Lake Elsinore?** Choose all that apply.

- 63.9% Said cost of housing
- 26.4% Said close distance to family and friends
- 22.5% Said quality of housing
- 18.1% Said distance from work
- 17.6% Said community and recreation amenities, like parks and recreation centers
- 17.6% Said safety of neighborhoods
- 13.2% Said other
- 13.2% Said destinations like the Lake, Outlets and Skydive Lake Elsinore
- 11.9% Said types of housing available
- 10.1% Said distance from home to shopping, restaurants, healthcare, or other services
- 8.4% Said range of housing choices
- 7.1% Said quality of schools
- 6.6% Said city services and programs
- 4.9% Did not answer

**10. Do you think the range of housing options currently available meet your needs?**

- 44.5% Said yes
- 38.3% Said no
- 9.7% did not answer
- 2.6% Didn't know
- 4.9% N/A

**11. Do you believe that the cost of housing in Lake Elsinore prevents children from being able to stay/own homes when they grow up?**

- 44.1% Said yes
- 31.7% Said no
- 13.2% Didn't know
- 6.2% did not answer
- 4.9% N/A

**12. If you wish to own a home in Lake Elsinore but do not currently own one, what factors prevent you from owning a home?** (Choose all that apply).

- 33.9% Said I cannot find a home in my target price range
- 18.1% Said I do not currently have the financial resources for an adequate monthly mortgage payment
- 13.2% Said other
- 6.2% Said I cannot find a home that suits my quality standards
- 6.2% Said I cannot find a home that suits my living needs (housing size, disability accommodations, etc.)
- 2.6% Said I do not currently wish to own a home here

**13. What types of housing does Lake Elsinore need most?** Respondents ranked their top choices in order of importance, with 1 being the most important. The most frequent responses are detached single-family homes, condominiums/townhomes, and larger lot, rural estate homes. All responses are shown in the table below. When the responses are weighted (12 points for a 1 response, 11 points for a 2 response, and so on...) detached single-family homes and condominiums/townhomes remain the most frequent responses.

	Housing Needs in Lake Elsinore												Total Points
	1	2	3	4	5	6	7	8	9	10	11	12	
Detached single-family homes	1,368	385	70	36	32	7	12	0	0	3	4	0	1,917
Condominiums/townhomes	192	319	290	108	80	42	18	10	16	0	0	0	1,075
Larger lot, rural estate homes	312	286	220	126	40	14	18	5	4	12	12	3	1,052
Affordable or Workforce Housing	312	264	100	90	32	35	36	35	4	6	0	0	914
Senior housing	60	275	250	90	56	42	42	15	16	6	6	5	863
Duplexes or Triplexes (2- or 3-unit buildings)	24	132	120	63	88	49	36	30	16	18	4	0	580
Accessory dwelling units (granny flats or guest houses)	48	99	130	81	64	35	6	35	32	12	12	2	556
Housing for families and individuals who need supportive services like job training and social services	36	132	140	63	32	28	30	35	16	12	14	4	542
Larger scale apartment buildings (5 units or more)	36	143	80	63	48	77	30	25	16	6	6	5	535
Interim/transitional housing for people looking to transition from homelessness	36	99	120	72	48	21	18	25	16	24	10	6	495
Smaller scale apartment buildings (4 units or fewer)	12	44	110	45	56	70	36	10	28	9	6	1	427
Mobile home parks	12	11	40	0	32	28	24	20	12	18	8	14	219

**14. Rank the importance of potential housing actions in Lake Elsinore.** Respondents were asked to indicate the important each potential housing action. Encouraging the rehabilitation of existing housing in older neighborhoods, establishing/supporting programs to help first-time homebuyers, and programs to help homeowners at risk of mortgage default were the top three housing actions identified as *very important*.

	Potential Housing Actions				
	<i>Very Important</i>	<i>Somewhat Important</i>	<i>Not Important</i>	<i>Don't Know</i>	<i>No Answer</i>
Focus new housing near downtown, creating walkable neighborhoods.	114	68	33	5	7
Ensure that the housing market provides a diverse range of housing types (i.e., single-family homes, condominiums/apartments, townhomes, duplex/triplexes) to meet a variety of needs of local residents.	114	66	35	3	9
Streamline the process for new housing construction.	100	63	32	21	11
Support programs to help homeowners add accessory (second) units to their properties.	73	67	57	15	15
Establish housing for households with special needs such as seniors, large families, veterans, and/or persons with disabilities.	101	86	18	8	14
Provide shelters and transitional housing for homeless families and individuals, together along with services that help move people into permanent housing.	76	74	54	8	15
Encourage the rehabilitation of existing housing in older neighborhoods.	149	55	7	4	12
Establish/Support programs to help first-time homebuyers, including down payment or closing cost assistance programs.	142	51	24	2	8
Establish/Support programs to help homeowners at risk of mortgage default to keep their homes, including mortgage loan programs.	126	55	28	6	12
Support programs to help renters through programs like rental assistance programs and the creation of more affordable rental housing.	105	52	49	6	15
Targeted efforts to address long-term inequities in the housing market, including discrimination in renting.	118	35	44	9	21
Integrate affordable housing throughout the community.	103	49	48	4	23

**15. There are a number of approaches for deciding where to allow new housing in Lake Elsinore.**

Respondents ranked their top choices in order of importance, with 1 being the most important. The top response was that new housing should be located where it will have the least impact on traffic in Lake Elsinore. All responses are shown in the table below. When the responses are weighted (4 points for a 1 response, 3 points for a 2 response, and so on...) the top answer remained the same.

	Locations for Housing in Lake Elsinore				
	1	2	3	4	Total Points
New housing should be located where it will have the least impact on traffic in Lake Elsinore	356	138	58	17	569
New housing should be spread evenly across all parts of the city	292	162	56	15	525
New housing should be concentrated near downtown, to create walkable neighborhoods	88	111	104	29	332
New housing should be located within easy access of shops and services	80	144	48*2	39	263



## About You:

### 16. How old are you?

- 58.2% Said 30 to 49
- 20.3% Said 50 to 64
- 15.4% Said 18 to 29
- 5.3% Said 65 and older
- 0.9% did not answer

### 17. Which ZIP code do you reside in?

- 76.7% Said 92530
- 17.6% Said 92532
- 4.0% Said other
- 1.8% Did not answer

### 18. Which best describes your annual household income?

- 5.3% Said Under \$24,999
- 17.2% Said \$25,000 - \$49,999
- 18.1% Said \$50,000 - \$74,999
- 22.9% Said \$75,000 - \$99,999
- 21.6% Said \$100,000 - \$149,999
- 10.1% Said \$150,000 or more
- 1.8% Said they prefer not to state
- 3.1% Did not answer

### 19. Check all that apply to you:

- 8.8% Are the owner of a business in Lake Elsinore
- 3.1% Are a developer of housing
- 1.3% Are a developer of commercial buildings
- 2.2% Said they use public transportation
- 56.0% Said they commute more than 10 miles to work
- 7.1% Are a housing advocate
- 4.9% Are a social service provider

### 20. What else would you like the City to consider when updating Lake Elsinore's Housing Element?

Respondents were asked to write in any additional information for the City to consider. In total 124 – or 54.6% - participants submitted a written comment. Comments can be found at the end of the document in the appendix section

# Appendix

## Question 20 – Other Considerations for the Housing Element

### *Written in comments*

- Traffic is getting progressively worst throughout the city, especially in the area near freeway and Diamond drive.
- Reconsider your master plan. Put housing in central locations.
- The grocery stores and parking lots need trees and beauty like Murrieta and Temecula. We also need high-end restaurant instead of cheap fast food, uplift our city.
- Low income housing should be spread evenly around LE. Not just centered around downtown or east lake district. We need new schools in downtown and east lake district
- Sandwiched between Corona to the north and Murrieta/Temecula to the south, Lake Elsinore has the most upward potential, and the longest way to go, to reach the quality of life and standard of living offered by those communities. That will only happen by attracting the right types of business and entrepreneurs, and that is where the city's focus should be.
- I would much rather have senior housing than affordable housing. We work hard to keep our community safe
- Getting the county of Riverside involved to improve Lakeland village side as well, make all of Elsinore desirable.
- Have local police Dept and eliminate wait time when called.  
Develope lake street from 15 freeway  
Add nicer restaurants on banks of Lake.  
Enforce pet control, fine with leashes  
Add a Kaiser hospital
- No more housing. The more housing we get the more traffic we have and I worry the city will stop having a small town feel. Just more people in a hurry wanting everything to look the same and perfect.
- Keep the the historic & cultural downtown area and neighborhoods near Main Street & Graham from turning into Temecula or Murrieta. We have a great vibe and relatively "safe" atmosphere but we're unique and don't need big houses or fast food joints on Main Street.  
Also, please clean up and patrol the Elm Grove Beach area. It's only a block from the sheriff station but I won't even go there any more.
- Consider more parks and green space to support community growth at the north end of the lake - there are huge plots of lakefront land that are being overrun with homeless encampments when the city could be doing something positive for the communities that live there.
- Parques que realmente sean parques que se puedan usar en el verano que provean sombra de árboles. Y unidades para 55 .
- Add more businesses and and schools. We don't need more affordable housing or places for the homeless to sleep in our new parks. Improve this city and make it somewhere higher end investors want to be.

- The city should not be intimidated by nimbys(not in my back yard) who don't want any development at all.
- nice affordable homes with big lots for gardening.
- Highway 74 between Home Depot and The Ortega Highway needs to be widened to 4 lanes. The traffic is atrocious and a stoplight every block and bottlenecks do not help matters. It's like you're participating in a parade! Think about infrastucture before all these housing tracts are approved.
- We do not need more low income housing. We do need a new senior center and 55 plus communities w new single story detached housing.  
Lake street needs to be developed abs we need to find a new builder for the property off Nichols
- Lake street and Nichols need to be developed. We need detached housing community for 55 plus. Our senior TWC is awful. Apartments have better facilities. No more low income housing. Maybe a development around the lake.
- Work with nicer areas and figure out what's working for them and why we have such terrible issues with run down areas and homelessness. We are getting worse whereas our surrounding areas are not. Think about that. Quality people over quantity. Enough with affordable housing.
- Walkability, greenspace, and environmental impact.
- Cheaper rates. California housing is overpriced and people are moving out of state. I'm considering it too if something doesn't change.
- Put corner markets near housing so it is accessible by walking. Rosetta canyon is an example of being too far to walk from the stores that are on central.
- We need more quality shopping and more options so we do not have to go to another city and buy the goods we need.
- A basic standard of living for housing every citizen that needs a home. No matter their income. If we let our people sleep on the streets, we have failed as a community.
- Make Grand ave., Riverside dr., hwy 74 Wider. Fix Collier and hwy 74 intersection
- Infustructure! Side walks, parks, lighting.  
No more low income housing.  
Let's bring folks here that want to better our community.
- To not saturate the Summerly area with the new planned housing. Summerly has been hit with all the low income/work force housing next to it and now a potential warehouse build. The city has LOTS of empty space in other areas that can be developed
- Cluster of sing family homes impacts our beautiful ecosystem, we are one of the last city's to grow and we need to stay small country, yet not overcrowding the area with an occupied homes that they people cannot afford(Rosetta canyon). Keeping rural open land draws people to our city because we are the action sports capital. We don't need to end up like Temecula and menifee over run with traffic it's not Elsinore best interest.
- To avoid creating "housing deserts" that are heavily defended on cars to get to essential services and amenities, such as grocery stores, and public parks.
- Make cleaning up the existing areas more often and accessible

- Please stop doing/building things that create more traffic. We'll be like Orange County traffic soon.
- why can't living just be free  
Y'all need to stop wondering why homelessness is so bad
- Affordable housing and childcare
- stop crowding neighborhoods give larger backyards and space between homes for privacy.
- create more bus routes, more grocery stores, remodel the public library, have a hospital and more doctors and specialist
- More selection of restaurants and businesses
- LE needs to renovate the city. It should get its own police department, bring good stores to the area, get rid of the outlets or get good investors who will make the city great. LE has so much potential but putting a homeless shelter in downtown was a wrong move. It should have been somewhere more isolated. LE should be like Murrieta Menifee and so on those places look really nice. Please do something don't take so damn long to build. It would be nice to have stores locally where people can shop instead of going out of town.
- New housing communities maybe town homes
- Many of the existing apartments and houses need serious renovations, consider providing assistance to homeowners who need to update homes and to apartment owners to renovate the complexes
- Tener tiendas cerca de las casas nuevas
- Remodel neighborhoods in the Avenues on Mill St, and add parks and street lights.
- More condos that are affordable. Offer incentives for people who don't commute and work from home!
- Fix the traffic problem on Lake St.
- Enforce housing codes throughout city to ensure owners remove debris all around properties and maintain yards consistently throughout the year.  
Continue to improve roads everywhere and remove graffiti continuously.  
Create a walking path along the lake to continue to strengthen this wonderful asset in the city.  
Bring in our own police department to monitor city and remove homeless everywhere around lake.  
Stop allowing cannabis shops from taking over the city. These establishments only tarnish our reputation further.  
Just these actions alone will continue to improve the physical image of the city and help us become a more powerful player in the area for being a good and safe community to raise a family.
- Take care of what you have first. Protect the residents from LEAPS.
- Making Lakeland village part of Lake elsinore and higher standers for downtown elsinore shop fronts!
- Limit the number of people and the number of automobiles that are allowed to reside in housing units
- Also think about increasing commercial options as housing increases. More business are needed

- Schools  
Safety  
Cleanliness  
Parks
- Put hard working families first by incentivising methods for families to own a home.
- Family parks and activities be included in these communities.
- Building new homes should be preceded by infrastructure improvements, not fixing traffic problems as a reaction to the new homes/businesses. Traffic in certain areas of the city has gotten much worse because businesses and homes have been added, but the necessary infrastructure to accommodate these construction projects has not been addressed.
- Stop the over development before it starts!! You do not have the infrastructure to support 11,000 new homes. You are killing the environment and neighborhoods that were the reason people came out to Elsinore in the first place. The traffic situation here is bad and only about to get way worse. Lake Elsinore residents have on average the longest commute of any other town in California. The city is slated to added 11,000 plus houses, with only two major arteries in and out of the area. Does that make sense to you?  
If you are developing why do you not make changes that bring permanent non retail jobs (technology, corporate, government, medical jobs) to this area so your residents do not have a 3 hour plus commute every day? Stop bending over backwards for developers to put in housing you cannot support.
- Stop building houses, start building more parks and recreation
- 1)Do not promote or develop housing for homeless.  
2) Change definition of single family housing so only 2 adults with their children under 18 can live in home.
- The prices of family homes for median earning families and traffic
- Crime rates, more police, better schools
- City should consider the effects of traffic with new housing projects, and upgrade the existing roadways/infrastructure at the same time as housing construction.
- Get rid of all of the pot holes.
- Expanding the roads to accommodate the traffic flow. Also aquire our own police force.
- Definitely affordable housing with easier ways to qualify. Making safe and friendly neighborhoods.
- Less apartments and more shopping with communities near by. No more palm trees plant pine trees or more oak trees.
- I dont know how you would do it, but the housing market is driving people my age and younger to different towns that have more affordable and available homes/apartments. There isnt any work in LE, people have to drive to work, which adds to bills, traffic, homelessness, etc. There should be a maximum price per sqft any current or new homes can be sold or rented out for. The way it works now forces people who dont make massive wages out of the town and possibly adding to the homeless. A home that is 1000 sqft shouldnt cost 400K or 2500-3000 a month to rent, this community and the working class is being raped by greedy homeowners and

corporations who can sit with homes on the market indefinitely until someone who is desperate just gives in. Anyone who makes 15-20 an hour will be spending 60-75% of their income on rent and essential bills, instead of the recommended 30%. Single bedroom apartments are more than 70% the cost of 2 bedroom, making it smarter to live with roommates, which exacerbates the crowding (And, again, homelessness - if roommates leave to another state or town, leaving the other person(s) unable to afford rent for a place on their own what are they suppose to do???). This isnt a Lake Elsinore specific problem, but it could be easily solved here if people put their foot down and make real change to our housing laws.

- No section 8 or “workforce”housing. No more building apartments around Summerly. I moved here because of the small town feel. Since the section 8 apartments went up there are groups of kids walking around my neighborhood and coming to our parks and pools. Drug dealing and graffiti is on the rise. The schools in lake Elsinore have a bad reputation that’s why kids are going to school in Murrieta. No commercial developments. We don’t want that for our city. Fix the traffic and roads. Take some pointers from Murrieta. That city is beautiful and clean. I don’t see section 8 housing popping up all over or the homelessness we have. Would be nice to have the city do something about everyone selling their homes and kicking renters out at this time. Lots of us renters are searching for a place to live even though we are up to date with our rent. We simply cannot afford the \$2,800+ rent that landlords are requiring now. Over 100’s of applications for a single home. There is no hope for here for my family and we are forced to move out of state or risk living in a motel. Lots of people in my place right now all because sellers want to make a buck. I have to take my kids out of schools they love because our landlord wants to sell. We have nowhere to go
- Please consider infrastructure first before building. Our roads are horrible and these new huge power poles are such an eye sore. Why aren’t they underground. This city has so much potential with people moving here from Orange County. We could be raising the medium income and attracting better stores if we would stop putting in weed shops and dollar stores. Let’s work on not taking another ten years to grow this city.
- Please, oh please, consider creating a low-income or subsidized Senior Citizen safe, clean housing complex here in Lake Elsinore! All housing efforts seem to be focused on the homeless, drug addicted younger folk here. Us Baby Boomers have no place we can afford that is safe, clean and secure. I'm 66, living in an old delapidated RV for 16 years because I can't afford anywhere else. I know other Seniors just like me. Again, please think about the Seniors in Lake Elsinore.
- Consider the single-families that have need to live paycheck to paycheck but don’t qualify for “low-income” homes.
- More retail and food options every time we go to dinner we go to Temecula. Get homeless out. Stop low income
- The city should allow additional garages be converted into additional living space. With the people rules in place this with help the owner as much as and the renter. The city giving out lesser strict permits or forgiveness can open the oportunity to make an agreement with owners and regulate rental by the square footage, utilities, taxes etc.

I take home about 55,000 and my year end salary gross is \$72,800. I still cannot move out because rent is much greater than I can afford (rent+utilities). As a single person why do I not qualify in the income bracket for income limits. Why is my only option to still live with parents or rents a 2,000+ apartment living paycheck to paycheck without any room to save? I work just as hard if not harder but it's the welfare collecting individuals that given the advantage

- sidewalks and incorporate lake land village
- Make it more affordable! I don't want to leave Elsinore or Cali. The prices do NOT match the area or quality of the homes/apartments.
- Implement environment justice principles to your approach. Displacement and gentrification of current residents should not be an outcome from the new housing element plans.
- Add parks and community pools in existing/old neighborhoods. For example the avenues by Railroad canyon elementary school, there are no parks near by for children.
- Review the traffic all around
- Affordable, family and pet friendly rental HOUSES with yards. My mobile home park has multiple homes with 4 people in a 1 bedroom due to the ridiculous cost of housing, especially during a pandemic. It's a shame that renters are being taken advantage of. Families with children are hit really hard by this, because one parent has had to be home to homeschool the kids.  
I know many residents that have moved out of LE because of the staggering rise in housing and how unkept and dilapidated these homes are. Hopefully it changes soon!
- Rent is extremely expensive, there are (mostly) only minimum wage jobs around, over populated
- I feel that the existing communities especially the Castelina development and the lower area of Tuscany Hills (Tuscan and Summerhill developments) which brought in a large population back in 2000 and helped Lake Elsinore thrive have been neglected. It seems like every time a new housing development opens, code enforcement moves on to those communities to keep them in order and pristine, but the older communities are forgotten. Code enforcement needs to implement the CC&R's imposed by builders/developer's whether or not communities have an HOA. These communities pay mello-roos tax and they lack support and are looking run down due to no enforcement or monitoring. I am very happy and proud to live in Lake Elsinore but sadly my neighborhood is looking rough and I may be considering a move if things don't improve. Also, it is discouraging to see so many vacant buildings especially along Grape Street and even at the LE Outlets. Please work to bring in good shopping and services. No more discount stores or marijuana shops please!
- Look around Lake Elsinore. We are a podunk city in comparison to the surrounding cities and we're constantly criticized for it. The city is neglected with mindless projects. MAKE BETTER CITYWIDE DECISIONS!
- Restaurants, no more fast food. Good stores st the outlets. They are awful, we want to spend our money here but there is nothing really out here for us. We end up driving to Menifee, or surrounding more developed areas. The Wreck downtown is not a place we feel comfortable going. It feels as though we could get mugged.

- I would love to see better restaurants, and more stores, like a Trader Joe's, Albertsons. We also need a hospital, Kaiser. Also, stop building where there is so much beautiful nature. All those gorgeous boulders are being destroyed. That is very sad. Fix the freeway!!! Don't bring more people without fixing the 15 freeway!! That's a mess. I truly have learned to love this city and we plan on staying here.
- Upgrade roads
- Stop focusing on housing and focus on bringing restaurants and other services to your residents.
- Wider sidewalks or trails.
- More code enforcement in the residential tract. It's ridiculous how the lack of enforcement has helped breed crime.
- Clean up the trashy people around homes, restaurants and shopping
- All infrastructure, such as, adding additional roads, schools, hospital/medical services. Also work with CalTrans to address freeway infrastructure.
- Make sure there's a traffic lights that have left turns and right turns only
- Bike friendly, you should be able to safely ride your bike from the north end to downtown!
- To have stores in the area that reflect the communities around them. This city needs more restaurants and nice stores. No more vacant stores.
- We don't need a bunch of low income housing. Crime is on the rise in Lake Elsinore and we're considering moving because of it. More low income housing will only make things worse.
- Ampliación y restauración de las calles para mejor fluidez del tráfico vehicular.
- Mix use development near Lake Shore.
- LE is growing. As a resident of the community, it would be nice if we have more available stores and shops like our neighboring city(Murrieta/Temecula). Most of the time we drive to either Murrieta or Temecula to shop. It could have been a revenue for the city. LE has potential to become the next City destination. It just needs a lot of work.
- Must get rid of all the junky housing that makes Lake Elsinore know as the Meth capital of Riverside County. I live in Canyon Hills and is the only area plus the new area south of the city that I would live in.
- We must revitalize the downtown area. We must condemn and rebuild much of old Elsinore.
- Public Safety  
General Plan Upgrades for 20 years
- \$\$\$ - Affordable. lower property taxes, it really hurts cause it's too much on monthly payments including your home. Exemption. More traffic outlet on the 74. There is no outlet at the moment and people have to take long alt route to go home or some wher.
- Alternative homes should be allowed for affordable housing ie container homes and tiny on land that is owned
- The impact it is having on our schools. Are our schools able to support an influx of new families? Are our schools receiving any additional funding to ensure all student needs are being met? I would also like the City to highly consider the impact additional housing is having on our roads/traffic and to address these issues to the public.



- Affordability, and integrating neighborhood stores within walking distance such as vons in sycamore creek.
- Stop building homes and fix up the town and lake. Clean up all the homes that have drug addicts and squatters in. Fix up all the abandoned graffiti buildings. Do something good for lake Elsinore instead of bringing in more daily traffic.
- I feel that there is a demand for all forms of housing in Lake Elsinore. From homeless transitional housing to large lot homes.
- Roads to accommodate traffic volume, safety of roads like speed limits and traffic lights
- Promote preserve and improve natural open spaces, and trails and nature areas.
- To provide accessible shopping for the new homeowners, so they don't have to leave the city they live in to shop or go to a nice restaurant.
- Keep housing affordable. Stop the greed. Think about the community and those of us who proudly call this our home. I should not have to move because investors purchased and raised the rent on so many properties.
- Sidewalks & bike infrastructure
- Country Club heights
- Better development along the lake. Riverside drive has several areas along the lake that need improvement. Let's make "the lake" a destination and get more tourists here to enjoy and spend \$ in our city.
- Road improvements, sidewalks clear of sign obstructions, assess need of and plan for new schools to accommodate the growing population. Public transportation for growing senior population.
- Fire all corrupt government and city employees that are contributing to Americans drug and gang problem and are taking kickbacks from drug cartels and gang leaders.
- Impact of traffic
- Gas, food & shopping off Lake Street exit. Rehabilitation of the Outlets. Outdoor/shopping experience for the family (ex: Dos Lagos or Irvine Spectrum feel)
- Give some sort of benefit to Social Service providers. Most of us live and work in the city but we can barely afford to pay our rents. Include social service providers in affordable housing buildings. Or some sort of assistance in being able to purchase a home.
- Create less traffic
- Unavoidable Services: we need a DMV Field office in LE near the 74/15 that meets the city's available parking ordinance. A good location would be the old Falla's suite at the Outlet Center. Not in a residential zone, easy access to the freeway, and not 25 miles away like Norco. 32 miles-Temecula, 40+ miles - Hemet.  
In the same square miles as these 3 DMV's, OC has 12 in the same square miles. All we need is our state assembly person & a senator for requesting Additional federal DOT funding.  
PS. The Chamber has been aware of this request since 2014. So has our former city manager & ASM Melendez. Nothing has been done, except for me, gathering up all the figures and logistics and delivering them in writing.

- Walkable city, mixed use zoning, employment opportunities, public transportation (bus rapid system) and connectivity along Freeway
- I would like you to consider creating more strip malls and shops for the upcoming new housing. I would also like you to consider revamping the Lake Elsinore Outlets as a better draw to the town.
- Have an accessible program that helps homeowners fix up their homes and get rid of weeds
- Programs to help people learn how to make their own repairs to their own homes.
- More restaurants shopping fun entertainment
- Keep in mind development constraints. Either help address them or plan for housing where there are fewer constraints.
- Consider the younger generation that may want to stay here but cannot afford purchasing a home in lake Elsinore especially when you have mello Roos and higher taxes on top of the mortgage payment.
- Single parents that need housing assistance and income based. That people can easily qualify for.